

**REAL ESTATE BOARD**

**MINUTES OF MEETING**

**March 23, 2006**

The Real Estate Board met at the Department of Professional and Occupational Regulation, 3600 W. Broad Street, Richmond, Virginia. The following Board members were present:

R. Schaefer Oglesby, Chairman  
Nathaniel Brown (arrived at 9:22 AM)  
Judith L. Childress  
Marjorie Clark  
Florence Daniels  
Sharon Parker Johnson  
Miles Leon  
Byrl Taylor

Board Member Carol Clarke was not present.

DPOR staff present for all or part of the meeting included:

Louise Fontaine Ware, Director  
David Ashe, Chief Deputy Director  
Nick Christner, Deputy Director  
Karen O'Neal, Deputy Director  
Christine Martine, Executive Director  
C.W. Lawrence, Director of Field Investigations  
Tammie Hall, Education Administrator  
Liz Hayes, Fair Housing Administrator  
Robert Whittaker, Program Conciliator  
Deanda Shelton, Fair Housing Investigator  
Yvette Barnes, Fair Housing Investigator  
Karen Taylor, Fair Housing Specialist  
Tom Perry, Property Registration Administrator  
Cynthia Schrier, Community Association Liaison  
Earlyne Perkins, Legal Assistant  
Chris Olson, Administrative Assistant

Tom Payne and Eric Gregory from the Office of the Attorney General were present.

Chairman Oglesby called the meeting to order at 9:10 AM.

No one addressed the Board during the **Public Comment** period.

A motion was made by Ms. Johnson and seconded by Ms. Daniels to approve the agenda. The motion passed unanimously. Members voting "Yes" were Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

A motion was made by Ms. Clark and seconded by Ms. Daniels to adopt the following minutes: February 1, 2006, Informal Fact-Finding Conference; February 1, 2006, Education Committee Meeting; February 2, 2006, Real Estate Board Meeting; February 2, 2006, Informal Fact-Finding Conference; February 15, 2006, Informal Fact-Finding Conference; February 16, 2006, Informal Fact Finding Conference; February 23, 2006, Informal Fact Finding Conference; and March 9, 2006 Informal Fact-Finding Conference. The motion passed unanimously. Members voting "Yes" were Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

The Board considered the matter of **Harold and Tenise Coleman v. Suzanne Carlson, REB File Number 2006-01040**. A motion was made by Ms. Clark and seconded by Ms. Johnson to close the case with a finding of no cause. The motion passed unanimously. Members voting "Yes" were Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

The Board considered the matter of **Horace and Kimberly Holmes v. Hercules Real Estate Services, Inc., REB File Number 2006-00665**. Horace and Kimberly Holmes, the complainants, were present and addressed the Board. A motion was made by Ms. Daniels and seconded by Ms. Clark to close the case with a finding of no cause. The motion passed unanimously. Members voting "Yes" were Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

The Board considered the matter of **Yan Zhang and Ye Fu v. Dittmar Company, et. al., REB File Number 2006-01337**. A motion was made by Ms. Clark and seconded by Ms. Johnson to approve the terms of the conciliation agreement. The motion passed unanimously. Members voting "Yes" were Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

## Call to Order

## Public Comment Period

## Agenda

## Minutes

## Harold and Tenise Coleman v. Suzanne Carlson, REB File Number 2006-01040

## Horace and Kimberly Holmes v. Hercules Real Estate Services, Inc., REB File Number 2006- 00665

## Conciliation Agreements

A motion was made by Ms. Clark and seconded by Ms. Daniels to approve the Fair Housing minutes of February 2, 2006. The motion passed unanimously. Members voting "Yes" were Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

In the matter of File Number 2006-03179 Sharon Jenkins, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Ms. Jenkins, the applicant, was present and addressed the Board. A motion was made by Ms. Johnson and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia, approve Ms. Jenkins' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

In the matter of File Number 2006-03159 Jackie Harris, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Mr. Harris, the applicant, was present and addressed the Board. A motion was made by Ms. Daniels and seconded by Ms. Taylor to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia, approve Mr. Harris' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

Board Member Nathaniel Brown arrived at 9:22 AM.

In the matter of File Number 2006-03180 Timothy Kirven, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Mr. Kirven, the applicant, was present and addressed the Board. A motion was made by Ms. Daniels and seconded by Ms. Childress to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia, approve Mr. Kirven's application for a real estate salesperson's license. The motion passed unanimously. Members

**Fair Housing Minutes**

**File Number 2006-03179**  
**Sharon Jenkins**

**File Number 2006-03159**  
**Jackie Harris**

**Arrival of Board**  
**Member**

**File Number 2006-03180**  
**Timothy Kirven**

voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

In the matter of File Number 2006-03524 James Sandidge, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Mr. Sandidge, the applicant, was present and addressed the Board. A motion was made by Ms. Johnson and seconded by Ms. Taylor to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia, approve Mr. Sandidge's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

**File Number 2006-03524**  
**James Sandidge**

In the matter of File Number 2006-02646 Ericka Williams, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Ms. Williams, the applicant, was present and addressed the Board. A motion was made by Ms. Clark and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia, approve Ms. Williams' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

**File Number 2006-02646**  
**Ericka Williams**

In the matter of File Number 2006-02391 Corey Imes, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Mr. Imes, the applicant, was present and addressed the Board. A motion was made by Ms. Daniels and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia, approve Mr. Imes' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

**File Number 2006-02391**  
**Corey Imes**

In the matter of **File Number 2006-02647 Reginald Malebranche**, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Mr. Malebranche, the applicant, was present and addressed the Board. A motion was made by Ms. Daniels and seconded by Mr. Leon to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia, approve Mr. Malebranche's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

**File Number 2006-02647**  
**Reginald Malebranche**

In the matter of **File Number 2006-02642 David Dennis**, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Mr. Dennis, the applicant, was present and addressed the Board. A motion was made by Ms. Daniels and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia, approve Mr. Dennis' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

**File Number 2006-02642**  
**David Dennis**

In the matter of **File Number 2006-02641 Dennis Davis**, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Mr. Davis, the applicant, was present and addressed the Board. A motion was made by Ms. Johnson and seconded by Mr. Leon to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia, approve Mr. Davis' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

**File Number 2006-02641**  
**Dennis Davis**

In the matter of **File Number 2006-02665 James Carlton**, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Mr. Carlton, the applicant, was present and addressed the Board. A motion was made by Ms. Daniels

**File Number 2006-02665**  
**James Carlton**

and seconded by Ms. Clark to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference as amended and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia, approve Mr. Carlton's application for a real estate salesperson's license subject to an agreement for licensure that will require quarterly reporting by Mr. Carlton and his Broker for two years from the date of issuance of his license. The motion passed by majority vote. Members voting "Yes" were Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor. Member voting "No" was Brown.

In the matter of **File Number 2006-03010 Christopher Poole**, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Mr. Poole, the applicant, was present and addressed the Board. A motion was made by Ms. Clark and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia, approve Mr. Poole's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

**File Number 2006-03010**  
**Christopher Poole**

In the matter of **File Number 2006-02848 William Belliares**, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Mr. Belliares, the applicant, was present and addressed the Board. A motion was made by Ms. Daniels and seconded by Mr. Brown to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia, approve Mr. Belliares' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

**File Number 2006-02848**  
**William Belliares**

In the matter of **File Number 2006-02846 Todd Gausepohl**, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Mr. Gausepohl, the applicant, was present and addressed the Board. A motion was made by Ms. Daniels and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of

**File Number 2006-02846**  
**Todd Gausepohl**

Virginia, approve Mr. Gausepohl's application for a real estate salesperson's license. The motion passed by majority vote. Members voting "Yes" were Brown, Daniels, Johnson, Leon, and Oglesby. Members voting "No" were Childress, Clark, and Taylor

In the matter of **File Number 2006-02849 Jonathan Mathers**, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Mr. Mathers, the applicant, was present and addressed the Board. A motion was made by Ms. Johnson and seconded by Mr. Leon to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia, approve Mr. Mathers' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

**File Number 2006-02849**  
**Jonathan Mathers**

In the matter of **File Number 2005-04909 Stephen Jobson-Oliver**, the Board reviewed the record which consisted of the disciplinary file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Johnson and seconded by Ms. Clark to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and find a violation of 18 VAC 135-20-260.5 of the Board's 2004 Regulations for Count 1. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

**File Number 2005-04909**  
**Stephen Jobson-Oliver**

A motion was made by Ms. Daniels and seconded by Ms. Clark to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference as amended and impose a monetary penalty of \$250 for Count 1. The Board voted to impose a monetary penalty for the violation as the Board decided that continuing education would not be pertinent to the facts in the case nor would it be relevant to the issue. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

In the matter of **File Number 2005-01053 Leo Wilson**, the Board reviewed the record which consisted of the disciplinary file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Johnson and seconded by Ms. Daniels to accept the

**File Number 2005-01053**  
**Leo Wilson**

recommendation contained in the Summary of the Informal Fact-Finding Conference and find violations of 18 VAC 135-20-185.C.3 (Count 1), 18 VAC 135-20-260.11 (Count 2), 18 VAC 135-20-260.10 (Count 3) and 18 VAC 135-20-250 (Count 4) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

A motion was made by Ms. Johnson and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and impose a monetary penalty of \$2500 and revocation of license for the violation of Count 1. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

A motion was made by Ms. Daniels to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference and instead impose a monetary penalty of \$1500. The motion failed due to a lack of a second. A motion was made by Ms. Johnson and seconded by Mr. Leon to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and impose a monetary penalty of \$2500 and revocation of license for the violation of Count 2. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

A motion was made by Mr. Leon and seconded by Ms. Clark to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and impose a monetary penalty of \$2500 and revocation of license for the violation of Count 3. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

A motion was made by Ms. Clark and seconded by Mr. Leon to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and impose a monetary penalty of \$1000 and revocation of license for the violation of Count 4. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

In the matter of File Number 2005-02001 Leo Wilson, the Board reviewed the record which consisted of the disciplinary file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by

**File Number 2005-02001**  
**Leo Wilson**



Ms. Johnson and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and find violations of 18 VAC 135-20-185.C.3 (Count 1) and 18 VAC 135-20-250 (Count 2) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

A motion was made by Ms. Johnson and seconded by Ms. Clark to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and impose a monetary penalty of \$2500 for Count 1 and \$1000 for Count 2 for a total monetary penalty of \$3500. In addition, the Board imposed a revocation of the license for the violations of Count 1 and 2. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

In the matter of **File Number 2006-02851 Christopher Townsend**, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding Board Member. A motion was made by Ms. Clark and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Mr. Townsend's application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

**File Number 2006-02851**  
**Christopher Townsend**

In the matter of **File Number 2006-03218 Luis Poblete**, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding Member. A motion was made by Ms. Daniels and seconded by Mr. Leon to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Mr. Poblete's application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Leon, Oglesby, and Taylor.

**File Number 2006-03218**  
**Luis Poblete**

As the presiding Board member at the Informal Fact-Finding Conference, Ms. Johnson did not participate in the discussion or votes related to this matter.

In the matter of File Number 2005-04218 Ronald Clark, Sr., the Board reviewed the record which consisted of the disciplinary file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Childress and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and find a violation of 18 VAC 135-20-260.11 of the Board's 2004 Regulations. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Leon, Oglesby, and Taylor.

**File Number 2005-04218**  
**Ronald Clark, Sr.**

A motion was made by Mr. Leon and seconded by Ms. Childress to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and impose a monetary penalty of \$1250 for the violation. In addition, the Board imposed probation of Mr. Clark's license until such time as he provides evidence acceptable to the Board that he has completed the following:

1. two (2) hours of continuing education pertaining to legal updates
2. two (2) hours of continuing education pertaining to ethics
3. two (2) hours of continuing education pertaining to brokerage and agency contract responsibilities

The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Leon, Oglesby, and Taylor.

As the presiding Board member at the Informal Fact-Finding Conference, Ms. Johnson did not participate in the discussion or votes related to this matter.

In the matter of File Number 2006-00835 Rima Kumar, the Board reviewed the record which consisted of the Consent Order as seen and agreed to by Ms. Kumar. A motion was made by Ms. Clark and seconded by Mr. Leon to accept the Consent Order wherein Ms. Kumar admits to a violation of 18 VAC 135-20-290.2 of the Board's 2004 Regulations and agrees to a monetary penalty of \$500 for the violation and agrees to reimburse the Board \$150 in Board costs for a total of \$650. The motion passed by majority vote. Members voting "Yes" were Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor. Member voting "No" was Brown.

**File Number 2006-00835**  
**Rima Kumar**

In the matter of File Number 2006-01010 Tyson Bradley, the Board reviewed the record which consisted of the Consent Order as seen and agreed to by Mr. Bradley. A motion was made by Ms. Taylor and seconded by Ms. Clark to reject the Consent Order and instead reoffer

**File Number 2006-01010**  
**Tyson Bradley**

the Consent Order wherein Mr. Bradley admits to a violation of 18 VAC 135-20-180.B.1.a of the Board's 2004 Regulations and agrees to a monetary penalty of \$300 for the violation and agrees to reimburse the Board \$150 in Board costs for a total of \$450 and agrees to three (3) hours of continuing education on Escrow Management that would be required to be taken within six (6) months. If Mr. Bradley does not accept this Consent Order within two (2) weeks, an Informal Fact-Finding Conference will be scheduled. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

In the matter of File Number 2006-02808 Cara L. Rathel, the Board reviewed the record which consisted of the Consent Order as seen and agreed to by Ms. Rathel. A motion was made by Ms. Clark and seconded by Mr. Leon to accept the Consent Order wherein Ms. Rathel admits to a violation of 18 VAC 135-20-310.2 of the Board's 2004 Regulations and agrees to a monetary penalty of \$300 for the violation and agrees to reimburse that Board \$150 in Board costs for a total of \$450. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

**File Number 2006-02808**  
**Cara L. Rathel**

In the matter of File Number 2006-03217 Paul Gilbert, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Johnson and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia, approve Mr. Gilbert's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

**File Number 2006-03217**  
**Paul Gilbert**

In the matter of File Number 2006-03276 Ronald Gentry, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Childress and seconded by Mr. Leon to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia, approve Mr. Gentry's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon,

**File Number 2006-03276**  
**Ronald Gentry**

Oglesby, and Taylor.

In the matter of **File Number 2006-03277 Ernestine Baker-Cloud**, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Mr. Leon and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia, approve Ms. Baker-Cloud's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

**File Number 2006-03277**  
**Ernestine Baker-Cloud**

In the matter of **File Number 2006-02461 Bernadine Buncke**, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Childress and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia, approve Ms. Buncke's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

**File Number 2006-02461**  
**Bernadine Buncke**

In the matter of **File Number 2006-02644 John Crum**, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Mr. Leon and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia, approve Mr. Crum's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

**File Number 2006-02644**  
**John Crum**

In the matter of **File Number 2006-02666 Emily Moorefield**, the Board reviewed the record which consisted of the application file, transcript and exhibits, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Mr. Leon and seconded by Ms. Taylor to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference as amended and,

**File Number 2006-02666**  
**Emily Moorefield**

after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia, approve Ms. Moorefield's application for a real estate salesperson's license subject to an agreement for licensure that will require quarterly reporting by Ms. Moorefield and her Broker for two years from the date of issuance of her license. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

The Board recessed from 10:22 AM to 10:48 AM

Tom Perry, Property Registration Administrator, discussed with the Board the registration fee restructuring for Common Interest Communities. A motion was made by Ms. Johnson and seconded by Ms. Clark to approve a Notice of Intended Regulatory Action (NOIRA) to amend the Common Interest Community Management Information Fund Regulations. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

Cynthia Schrier, Community Association Liaison, gave a report on the Common Interest Community Management Fund RFP conference. No action was taken by the Board.

Ms. Johnson read the Education Committee Report. A motion was made by Ms. Childress and seconded by Mr. Leon to accept the March 22, 2006, Education Committee Report. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

Louise Fontaine Ware, Director, introduced Jay DeBoer and David Ashe as the new Director and Chief Deputy Director of the Department of Professional and Occupational Regulation.

Ms. Martine updated the Board on the status of the Notice of Intended Regulatory Action (NOIRA). No action was taken by the Board.

Eric Gregory, Assistant Attorney General, updated the Board on the status of the William Carter case. A motion was made by Ms. Clark and seconded by Ms. Daniels to reject the proposal of William Carter's attorney for a request to present a settlement agreement and ask Mr. Gregory to proceed with haste to schedule a hearing. The motion passed unanimously. Members voting "Yes" were Brown, Childress, Clark, Daniels, Johnson, Leon, Oglesby, and Taylor.

#### Break

#### Common Interest Communities NOIRA

#### Education Committee Report

#### Introduction of Director and Chief Deputy Director

#### Old Business

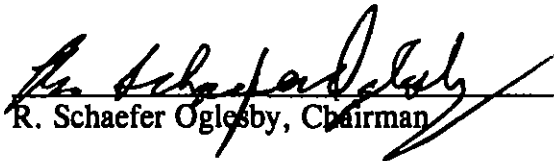
Eric Gregory updated the Board on the status of the West Virginia reciprocity agreement. Eric Gregory stated that he would contact the West Virginia Board's Attorney to further discuss a reciprocity agreement. No action was taken by the Board.

Ms. Martine updated the Board on the new Post Licensing section of the agency website that allows licensees the opportunity to review Post License education credits that they have taken. No action was taken by the Board.

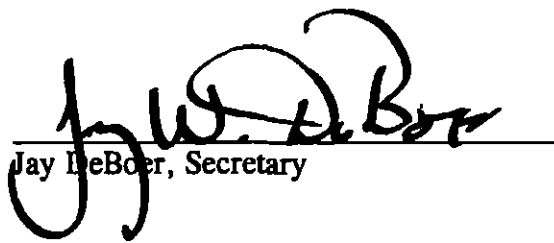
New Business

There being no further business, the Board adjourned at 12:05 PM.

Adjourn



R. Schaefer Oglesby, Chairman



Jay DeBoer, Secretary

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT**

1. Name: R. Schaefer Oglesby
2. Title: Chairman – Virginia Real Estate Board
3. Agency: Department of Professional and Occupational Regulation
4. Transaction: Board Meeting
5. Nature of Personal Interest Affected by Transaction: \_\_\_\_\_  
\_\_\_\_\_
6. I declare that:  
  
(a) I am a member of the following business, profession, occupation, or group, the members of which are affected by the transaction: \_\_\_\_\_  
\_\_\_\_\_  
  
(b) I am able to participate in this transaction fairly, objectively, and in the public interest.

Dated: March 23, 2006

Signature: 

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT**

1. Name: Marjorie Clark
2. Title: Member - Virginia Real Estate Board
3. Agency: Department of Professional and Occupational Regulation
4. Transaction: Board Meeting
5. Nature of Personal Interest Affected by Transaction: none
6. I declare that:
  - (a) I am a member of the following business, profession, occupation, or group, the members of which are affected by the transaction: none
  - (b) I am able to participate in this transaction fairly, objectively, and in the public interest.

Dated: March 23, 2006

Signature: Marjorie M. Clark



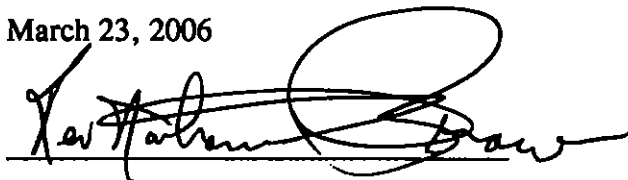
**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT**

1. Name: Nathaniel Brown
2. Title: Member - Virginia Real Estate Board
3. Agency: Department of Professional and Occupational Regulation
4. Transaction: Board Meeting
5. Nature of Personal Interest Affected by Transaction: \_\_\_\_\_  
\_\_\_\_\_
6. I declare that:  
  
(a) I am a member of the following business, profession, occupation, or group, the members of which are affected by the transaction: \_\_\_\_\_  
\_\_\_\_\_  
  
(b) I am able to participate in this transaction fairly, objectively, and in the public interest.

Dated: March 23, 2006

Signature:

A handwritten signature in black ink, appearing to read 'Nathaniel Brown', written over a horizontal line.

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT**

1. Name: Byrl Phillips Taylor
2. Title: Member- Virginia Real Estate Board
3. Agency: Department of Professional and Occupational Regulation
4. Transaction: Board Meeting
5. Nature of Personal Interest Affected by Transaction: \_\_\_\_\_  
\_\_\_\_\_
6. I declare that:  
  
(a) I am a member of the following business, profession, occupation, or group, the members of which are affected by the transaction: \_\_\_\_\_  
\_\_\_\_\_  
  
(b) I am able to participate in this transaction fairly, objectively, and in the public interest.

Dated: March 23, 2006

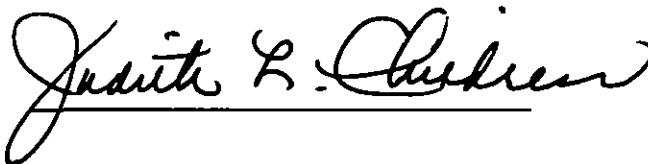
Signature: 

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT**

1. Name: Judith L. Childress
2. Title: Member- Virginia Real Estate Board
3. Agency: Department of Professional and Occupational Regulation
4. Transaction: Board Meeting
5. Nature of Personal Interest Affected by Transaction: \_\_\_\_\_  
\_\_\_\_\_
6. I declare that:  
  
(a) I am a member of the following business, profession, occupation, or group, the members of which are affected by the transaction: \_\_\_\_\_  
\_\_\_\_\_  
  
(b) I am able to participate in this transaction fairly, objectively, and in the public interest.

Dated: March 23, 2006

Signature: 

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT**

1. Name: Florence Daniels
2. Title: Vice Chairman – Virginia Real Estate Board
3. Agency: Department of Professional and Occupational Regulation
4. Transaction: Board Meeting
5. Nature of Personal Interest Affected by Transaction: \_\_\_\_\_  
\_\_\_\_\_
6. I declare that:  
  
(a) I am a member of the following business, profession, occupation, or group, the members of which are affected by the transaction: \_\_\_\_\_  
\_\_\_\_\_  
  
(b) I am able to participate in this transaction fairly, objectively, and in the public interest.

Dated: March 23, 2006

Signature: 

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT**

1. Name: Sharon Parker Johnson
2. Title: Member – Virginia Real Estate Board
3. Agency: Department of Professional and Occupational Regulation
4. Transaction: Board Meeting
5. Nature of Personal Interest Affected by Transaction: \_\_\_\_\_  
\_\_\_\_\_
6. I declare that:  
  
(a) I am a member of the following business, profession, occupation, or group, the members of which are affected by the transaction: \_\_\_\_\_  
\_\_\_\_\_  
  
(b) I am able to participate in this transaction fairly, objectively, and in the public interest.

Dated: March 23, 2006

Signature: Sharon P. Johnson

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT**

1. Name: Miles B. Leon
2. Title: Member - Virginia Real Estate Board
3. Agency: Department of Professional and Occupational Regulation
4. Transaction: Board Meeting
5. Nature of Personal Interest Affected by Transaction: \_\_\_\_\_  
\_\_\_\_\_
6. I declare that:  
  
(a) I am a member of the following business, profession, occupation, or group, the members of which are affected by the transaction: \_\_\_\_\_  
\_\_\_\_\_  
  
(b) I am able to participate in this transaction fairly, objectively, and in the public interest.

Dated: March 23, 2006

Signature: \_\_\_\_\_

